

PUBLIC SALE

OF PERSONAL PROPERTY AND VALUABLE DEVELOPMENT FARM AT CHARLESVILLE

By virtue of the powers provided in Section 213 of Chapter 4 of the Laws of Maryland (1969) and under Order of Court in No. 22,041 Equity, in the Circuit Court for Frederick County, the undersigned Committee or Guardian will offer at public sale on the premises at Charlesville on

WEDNESDAY, NOVEMBER 12, 1969

AT 11:00 O'CLOCK A.M.

the following real and personal property of Valletta Holtz Miller, to-wit:

REAL ESTATE

(To be offered promptly at 12:00 Noon)

All that 114 acres, more or less, as conveyed to the said Valletta H. Miller by deeds recorded in Liber No. 439, Folio 17, Liber No. 679, Folio 267, and Liber No. 740, Folio 548, minus the lots conveyed by deeds in Liber No. 477, Folio 220, Liber No. 740, Folio 472, Liber No. 768, Folio 522 and Liber 804, Folio 432.

This property is unusually well situated for development with frontage of over 5,600 feet on Sunday's Lane and Opesumtown Pike. Tax Map No. 48, Parcel No. 81 shows the general outlines of the property.

Improvements Include:

Frame Dwelling—Sound and substantial. 8 large rooms, full basement, central hallway, bath, closets and pantries, 2 complete water and sewer systems, porches, 500 gallon oil tank buried in ground. One sewer system never used. Oil furnace with baseboard heat.

Concrete Block Garage—2 car spaces, living room, kitchen, 2 bedrooms and bath. Stoker heat. Concrete basement. Garage apartment unfinished.

Block Barn—60' x 36' (approx.) Beautiful and substantial "stock barn" with concrete barn yard, feed mixing room, tongue and groove pine floor on top floor, pretty arched metal roof supported by substantial wooden supports with no center columns to clutter floor space. Electrical conduits underground from house.

Block Machine Shed, block tractor shed, wooden wagon shed.

Tunnel connects pasture on south side of Sunday's Lane with barn on north side of road.

PERSONAL PROPERTY

Walnut dropleaf table, 3 pc. red maple suite, ladder back chair, 2 small radios, FM & AM, clock, chairs, TV, 3 pc. living room suite, oval mirror, small wall rack, antique maple pie cupboard, cane rocker, card table, dressers, wooden and metal stands, beds, cedar chest, 4 pc. bedroom suite, miscellaneous hand tools, electronic and radio parts, two record players and records, misc. speakers, receiving and transmitting tubes, National Geographic magazines, ceramic kilns, battery charger, radio transmitter, power distribution system, wall board panels, sectional bookcase, misc. books, oak drop leaf extension table (6 slats), G.E. (4 burner) electric kitchen range, G.E. refrigerator (with top freezer), floor and table lamps, lot of dishes and kitchen utensils, porch glider (metal), wheelbarrow, wooden extension ladder, roll desk, straw hook, flat irons, and many other articles too numerous to mention.

Inspection of Personal Property Day of Sale only.

Terms of Sale.

Personal Property—Cash on day of sale. No property to be removed until paid for.

Real Estate — 10% in cash on day of sale. 10% at time of settlement which shall be promptly after ratification of sale by the Court. 15% on January 15, 1970; 15% on January 15, 1971. 25% on January 15, 1972 and 25% on January 15, 1973 Interest on all unpaid amounts from day of sale until paid at 7 per annum payable on dates of principal payments. Balances due after date of settlement to be secured by mortgage with partial releases as required by developer so long as adequate security for balances is retained in judgment or discretion of Guardian, using per cent of road frontage as a guide as to security.

Landlord's possession of real estate will be given at time of settlement and full possession on April 1, 1970, at termination of present lease. Rents and taxes to be adjusted to date of settlement. All expenses of conveyancing to be paid by purchaser. Right is reserved to reject any and all bids.

WILLIAM H. HUMM

Committee — Phone 663-3016 evening or Saturday
for inspection of real estate by appointment

EMMERT R. BOWLUS, Auctioneer

MEHRLE N. WACHTER, Clerk

EDWARD D. STORM of Storm & Storm, Attorney

ACKNOWLEDGEMENT OF PURCHASE

Skyline Realty Co. does hereby acknowledge having purchased from William H. Humm, Committee for Valletta Holtz Miller, all that real estate and improvements described in the annexed advertisement of sale, at and for the sum of One Hundred Forty-six Thousand Dollars (\$146,000.00), and agree to comply with the terms of sale therein set forth.

Witness the corporate name of said purchaser this 12th day of November, 1969.

SKYLINE REALTY CO.

By *[Signature]*

RECEIVED of Skyline Realty Co. the sum of Fourteen Thousand Six Hundred Dollars (\$14,600.00) in compliance with the terms of sale above set forth.

[Signature]
Attorney

EXHIBIT

Filed January 19, 1970